

3. Community

The purpose of the community class is to provide for clustered, mixed land uses at low densities for housing. Areas meeting the intent of the community class are presently developed at low densities which are suitable for private septic tank use. These areas are clustered residential land uses which provide housing opportunities and a local social sense of "community." Municipal type services such as fire protection and community water may be available. The major characteristics which distinguishes community with limited services from the developed and transition classes is that services are not provided to stimulate intense development, but rather to neutralize or avert health problems as in the case of Ocean Acres, which is served by a municipal wastewater treatment plant.

Lands in this classification provide for a mix of low density housing and are generally not serviced by off-site wastewater treatment plants.

Single family residential lots of 12-15,000 square feet dominate this land class in Kill Devil Hills, with housing densities limited to nine units per acre. This is an existing condition caused by the presence of lots platted prior to applicable regulations. Although developed past the rural stage, this land class is generally limited in its ability to sustain urban growth by the absence of wastewater treatment.

Generally, this classification applies in the Town's developed residential areas including the oceanfront and the scenic area for the Wright Brothers Memorial west of U.S. 158.

4. Conservation

The purpose of the conservation class is to provide for effective long-term management and protection of significant, limited, or irreplaceable areas. Management is needed due to the natural, cultural, recreational, scenic or natural productive values of both local and more than local concern. Areas meeting the intent of this classification include:

- ! AEC's, including but not limited to public trust waters, estuarine waters, coastal wetlands, etc. as identified in 15A NCAC 7H; and